



**CITY COUNCIL MEETING
FEBRUARY 13, 2001**

Date & Time	On the 13th day of February, A.D., 2001, the City Council of the City of Fort Worth, Texas, met in regular session at 7:06 p.m. in the City Council Chamber, 1000 Throckmorton, with the following members and officers present:
Attendance	Mayor Kenneth Barr; Mayor Pro tempore Ralph McCloud; Council Members Jim Lane, Chuck Silcox, Becky Haskin, Frank Moss, Clyde Picht, Jeff Wentworth, and Wendy Davis; City Manager Bob Terrell; City Attorney David Yett; City Secretary Gloria Pearson. With more than a quorum present, the following business was transacted:
Invocation	The invocation was given by Khalil Abdulla, Iman Masjid Hassan of AL Islam.
Pledge	The Pledge of Allegiance was recited.
Minutes	On motion of Mayor Pro tempore McCloud, seconded by Council Member Silcox, the minutes of the regular meeting of February 6, 2001, were approved unanimously.
Special Presentations	Council Member Davis presented a Proclamation for A Day for Hearts: Congenital Heart Defect Awareness Day to Ms. Erin Gonzales. Ms. Gonzales introduced her daughter Casey Gonzales, who was awaiting a heart transplant, and Jennie Pearson, both diagnosed with congenital heart defects. Ms. Gonzales thanked the Council for the proclamation and expressed appreciation for the recognition of a medical condition that had been overlooked for years. Council Member Davis added that she hoped that Casey and Jennie's presence would remind everyone of the importance of being organ donors. Council Member Silcox presented a Proclamation for Engineers Week to Candace Watkins. Ms. Watkins thanked the Council for the proclamation and accepted it on behalf of Texas Society of Professional Engineers.
Announcements	Council Member Silcox stated that there had been an editorial in the newspaper that commended the efforts of Assistant City Manager Charles Boswell for the Dell Project. Mr. Silcox also recognized the efforts of Assistant City Manager Mike Groomer, Economic Development Director Tom Higgins, Assistant City Attorney Peter Vaky, and all the City staff who were instrumental in the Dell Corporation Project. He added that he looked forward to

this project bringing continued prosperity to the City.

**Withdrawn from
Consent Agenda** **Council Member Davis requested that Mayor and Council Communication Nos. C-18453 and C-18455 be withdrawn from the consent agenda.**

Consent Agenda **On motion of Council Member Silcox, seconded by Council Member Davis, the consent agenda, as amended, was adopted unanimously.**

**Ord. # 14512
Calling Election
for Mayor and
City Council
Members on
May 5, 2001** **There was presented Ordinance No. 14512 ordering an election by the qualified voters of the City of Fort Worth, Texas, on Saturday, the 5th day of May 2001, for the purpose of electing the Mayor and Council Members for the City of Fort Worth. Mayor Pro tempore McCloud made a motion, seconded by Council Member Silcox, that the ordinance be adopted. The motion carried unanimously.**

**OCS-1190
Liability Bonds** **There was presented Mayor and Council Communication No. OCS-1190 from the Office of the City Secretary recommending that the City Council authorize the acceptance of these liability bonds, as follows:**

PARKWAY CONTRACTOR'S

Aardvark Contractors/David Hearn
Addison-Harrington, Inc.
Advantage Concrete, Inc.
All State Paving
Anderson Concrete Construction
B & B Concrete Sawing
Jim Bronstad, Inc.
C. E. G. Construction Company
C & M Construction dba Charlie & Martha White
Can-Fer Construction Company
Cheyenne Construction
Collins (Walter) Concrete Construction, Inc.
D F W Concrete, Inc.
Diamond "B" Fence & Concrete Co., Inc.
Diaz (Monico) Concrete
Earthcrete dba James Holder
Eiler Construction, Inc.
Ellison Construction Company
Estes Concrete Construction, Inc.
Garcia (Narciso)
GUS Construction
Hays (Hubert L.), Inc.
Hernandez (Armando)
J & M Contreras Concrete
JLS Construction

INSURANCE COMPANY

Merchants Bonding Company
Western Surety Company
Trinity Universal Insurance Co.
Old Republic Surety Company
Utica Mutual Insurance Company
Hartford Casualty Insurance Co.
Universal Surety of America
Employers Mutual Casualty Co.
RLI Insurance Company
Universal Surety of America
Insurors Indemnity Company
RLI Insurance Company
Western Surety Company
Merchants Bonding Company
Western Surety Company
Western Surety Company
Old Republic Surety Company
Western Surety Company
State Farm Fire & Casualty Co.
Western Surety Company
Western Surety Company
Acceptance Insurance Company
RLI Insurance Company
Western Surety Company
Western Surety Company

JSM Construction Co., Inc.
Jones (R) Concrete Construction

Western Surety Company
Hartford Casualty Insurance Co.

K S Construction dba Kenneth Smethers
Construction Company
Lambrecht (T.J.) Construction, Inc.
Landon Banks Custom Homes, Inc.
Legacy Homes, Inc.
Lytle Concrete, Inc.
M 1 Contractors
MCB Enterprises
Mask & Sons
McCaslin-Hill Construction, Inc.
Mendoza Concrete
North Texas Concrete
Orand Construction dba Rodney Orand
Paramount Paving
One Way Concrete
Osburn Contractors, Inc.
Pavement Services Corporation
Perry Homes
Ponder (S.D.) Concrete, Inc.
Potter Concrete Co., Inc.
RBR Construction, Inc.
Ratliff Masonry, Inc.
Rog's Concrete-Texas, Inc.
Rosas (Jacob) Construction
Rudloff (Ray)
S&C Concrete Contractors
S & M Contractors
S & S Concrete Contractors, Inc.
Schuff Concrete
Silvertree Commercial Inc.
Stovall Construction, Inc.
Striland Construction, Inc.
Tealstone Construction
T.H.P. Contractors, L.C.
Turcios (Bernardo)
W.A.C. Concrete Construction, Inc.
WDD Corporation
W.F. Carter Construction, Inc.
Wade Concrete
Walter (Jim) Construction
Weisheit (Leroy)
White-Spunner Construction, Inc.
Wiser Building Services, Inc. (W.N. Cope)

Trinity Universal Insurance Co.
Continental Casualty Company
Western Surety Company
Western Surety Company
Western Surety Company
Western Surety Company
Western Surety Company
Western Surety Company
Western Surety Company
Merchants Bonding Company
Western Surety Company
RLI Insurance Company
Western Surety Company
Western Surety Company
C.N.A. Surety
United Pacific Insurance Company
Western Surety Corporation
Travelers Casualty and Surety Co.
Mid-Century Insurance Company
Merchants Bonding Company
Hartford Fire Insurance Company
Bituminous Casualty, Inc.
Western Surety Company
Merchants Bonding Company
Amwest Surety Insurance Co.
Western Surety Company
Western Surety Company
Gulf Insurance Company
RLI Insurance Company
RLI Insurance Company
RLI Insurance Company
Bituminous Casualty Corporation
Old Republic Surety Company
United Pacific Insurance Company
Western Surety Company
Liberty Mutual Insurance Co.
Western Surety Company
XL Specialty Insurance Company
Western Surety Company
State Farm Fire and Casualty Co.
Universal Surety of America
Hartford Accident and Indemnity
Insurors Indemnity Company

It was the consensus of the City Council that the recommendation be adopted.

**OCS-1191
Claims**

There was presented Mayor and Council Communication No. OCS-1191 from the Office of the City Secretary recommending that the City Council refer notices of claims regarding alleged damages and/or

injuries to the Risk Management Department. It was the consensus of the City Council that the recommendation be adopted.

**G-13151
Res. # 2706
Release of
Confidential
Personnel Files**

There was presented Mayor and Council Communication No. G-13151 from the City Manager recommending that the City Council adopt Resolution No. 2706 confirming the City Manager's authorization for the Police and Fire Departments to release confidential personnel files to the City Manager's designees and the City Attorney and/or designees. It was the consensus of the City Council that the recommendation be adopted.

**G-13152
Temporary
Closure of
Mosier Valley
Road**

There was presented Mayor and Council Communication No. G-13152 from the City Manager recommending that the City Council authorize the temporary closure of Mosier Valley Road from House-Anderson Road to Raider Road from February 12, 2001, until December 31, 2001, to facilitate reconstruction of existing portions of Mosier Valley Road and Trinity Boulevard. It was the consensus of the City Council that the recommendation be adopted.

**G-13153
Assist Owners
of San Roe
Addition
Properties to
File Joint
Application for
Rezoning and
Waive Fee**

There was presented Mayor and Council Communication No. G-13153 from the City Manager recommending that the City Council authorize the City Manager to assist the owners of property in the 4000 and 4100 Blocks of Forbes Street, Burton Street, and East Berry Street and in the 3000 Block of Miller Avenue with filing a joint application to rezone Block 7R, Lot 5R, San Roe Addition from "PD-327" to "E" Neighborhood Commercial; and to rezone Block 6R, Lots 5, 6, 7 and 8, Block 7R, Lots 1R, 2R, 3, 4A, 4B, 6, 7, 8, 9, 10, 11, 12, and Block 5, Lots 8, 20, and 21 of the San Roe Addition from "PD-327" to "A-5" One-Family Residential and to waive the normal zoning application fee. It was the consensus of the City Council that the recommendation be adopted.

**G-13154
Verify Historic
Sites Tax
Exemption for
2135 Pembroke
Avenue and
1959 College
Avenue**

There was presented Mayor and Council Communication No. G-13154 from the City Manager recommending that the City Council approve the owners' applications for verification of historic sites tax exemption for 2135 Pembroke Avenue, designated as a Historic and Cultural Landmark, and 1959 College Avenue, located in the Fairmount Southside Historic District. It was the consensus of the City Council that the recommendation be adopted.

**G-13155
Authorize
Payment for
Acquisition of**

There was presented Mayor and Council Communication No. G-13155 from the City Manager recommending that the City Council:

1. Authorize the final settlement payment not to exceed

**0.439 Acres of
Commercial
Land from
Gramex
Corporation**

\$1,478,353.86 which sum includes interest to Gramex Corporation et al, in lieu of proceeding further with litigation on property located at Stardust Drive and Orion Drive and containing 0.439 acres situated in the City of Irving, County of Dallas, Texas, part of the J. A. Burdett Survey, Abstract No. 49 and being part of Lot 1, Block 6 (4204 Stardust Drive), Northstar IV, and

- 2. Authorize the City Manager to accept and record the appropriate instruments.**

It was the consensus of the City Council that the recommendation be adopted.

**G-13156
Accept Special
Warranty Deed**

There was presented Mayor and Council Communication No. G-13156 from the City Manager recommending that the City Council approve the acceptance of one special warranty deed on property described as Abstract No. 272, Antonio Castello Survey, Tarrant County, Texas, from Lumbermen's Investment Corporation, required for the construction of a Sanitary Sewer Lift Station located west of Cleburne Road and south of West Risinger Road (DOE 3107), for a total cost of \$10.00. It was the consensus of the City Council that the recommendation be adopted.

**G-13157
Ord. # 14513
Sewer System
Revenue Bonds,
Series 2001**

There was presented Mayor and Council Communication No. G-13157 from the City Manager recommending that the City Council adopt Ordinance No. 14513 increasing the estimated receipts and appropriations in the State Revolving Fund-Sewer in the amount of \$8,080,000.00 from available funds for the purpose of funding the construction of improvements to the Wastewater Collection and Treatment Systems. It was the consensus of the City Council that the recommendation be adopted.

**G-13158
Pooch and Pals
Promenade**

There was presented Mayor and Council Communication No. G-13158 from the City Manager recommending that the City Council approve the Public Health Department, Animal Services Division's second Pooch and Pals Promenade walk/run to benefit the City's animal shelter. Council Member Davis made a motion, seconded by Council Member Moss, that the recommendation be adopted. The motion carried unanimously.

Council Member Davis informed the audience that the walk/run would be on March 31, 2001 from 8:00 a.m. to 1:00 p.m. at the Health Department's Animal Services Division, 4900 Martin Street.

**G-13159
Ord. # 14514
Amend Ord. #
7323 Revising
Exterior
Boundaries of
Council Districts
2, 4, 6 and 7; and
Singlemember
District Map in
Council Districts
2, 4, 5, 6 and 7**

There was presented Mayor and Council Communication No. G-13159 recommending that the City Council:

- 1. Adopt Ordinance No. 14514 amending sections 2, 4, 6, and 7 of Ordinance No. 7323, as amended, by revising the exterior boundaries of Singlemember District Numbers 2, 4, 6 and 7 to incorporate territory annexed by the City of Fort Worth; making this ordinance cumulative of all ordinances; repealing all ordinances and provisions in conflict herewith; providing a severability clause; and providing an effective date; and**
- 2. Approve amendment of the Singlemember District Map to reflect annexations and disannexations of territory in City Council Districts 2, 4, 5, 6 and 7.**

Council Member Lane made a motion, seconded by Council Member Moss, that the recommendation be adopted. The motion carried unanimously.

**G-13160
Res. # 2707
Approving
Condemnation
Proceedings**

There was presented Mayor and Council Communication No. G-13160 from the City Manager recommending that the City Council adopt Resolution No. 2707 approving condemnation proceedings by FW Sports Authority, Inc. to acquire property for local economic development purposes, including, but not limited to, the construction of a baseball stadium, parking facilities and other related improvements.

City Attorney Yett stated that the first paragraph in the discussion section of the M&C needed to be amended to change "...west of North Main Street..." to "...east of North Main Street...".

Council Member Lane made a motion, seconded by Council Member Silcox, that the recommendation, be adopted as amended. The motion carried unanimously.

**G-13161
Res. # 2708
Employ Legal
Council for
Assistance in
Condemnation**

There was presented Mayor and Council Communication No. G-13161 from the City Manager recommending that the City Council authorize the City Manager to retain the firm of Decker, Jones, McMackin, McClane, Hall & Bates, P.C. to represent the cities of Fort Worth and Dallas in a condemnation proceeding to acquire the leasehold estate of the Hyatt (West Tower) containing

**of Leasehold
Interest at D/FW**

approximately 310,376 square feet of land located at D/FW International Airport, Tarrant County, Texas, pursuant to Chapter VI, Section 3 of the City Charter, and adopt Resolution No. 2708 fixing in advance, as far as practicable, that the sum to be paid to Decker, Jones, McMackin, McClane, Hall & Bates, P.C. shall not exceed \$150,000.00, and that this amount shall be reimbursed by the D/FW International Airport Board. Council Member Moss made a motion, seconded by Council Member Davis, that the recommendation be adopted. The motion carried unanimously.

**P-9285
Purchase of
Agriculture
Tractor**

There was presented Mayor and Council Communication No. P-9285 from the City Manager recommending that the City Council authorize the purchase of one agriculture tractor with articulated boom mower from Dallas Ford New Holland for a cost not to exceed \$64,156.00 with payment due 30 days from the date of the invoice and the City takes ownership upon receipt, and freight is not charged. It was the consensus of the City Council that the recommendation be adopted.

**P-9286
Purchase
Agreement for
D.A.R.E. Tee
Shirts**

There was presented Mayor and Council Communication No. P-9286 from the City Manager recommending that the City Council authorize a purchase with R & T Specialty, Inc. to furnish D.A.R.E. tee shirts for the Police Department based on the low bid meeting specifications for a cost of \$27,941.33, with payment due 30 days after receipt of the invoice. It was the consensus of the City Council that the recommendation be adopted.

**P-9287
Purchase of
Global
Positioning
System with
Accessories and
Software**

There was presented Mayor and Council Communication No. P-9287 from the City Manager recommending that the City Council authorize the purchase of a Global Positioning System with accessories and software from Trimble Navigation for the Engineering Department using the State Catalogue Purchasing Procedure for an amount not to exceed \$100,200.00 with payment due 30 days from the date of invoice. It was the consensus of the City Council that the recommendation be adopted.

**P-9288
Ord. # 14515
Purchase
Agreement for
Acquisition of
Woodvale Water,
Inc.**

There was presented Mayor and Council Communication No. P-9288 from the City Manager recommending that the City Council:

1. Adopt Appropriation Ordinance No. 14515 increasing the estimated receipts and appropriations in the Water and Sewer Operating Fund in the amount of \$41,000.00 and in the Water Capital Project Fund in the amount of \$41,000.00 for the purpose of funding the acquisition of Woodvale Water, Inc.; and

- 2. Authorize the transfer of \$41,000.00 from the Water and Sewer Operating Fund to the Water Capital Project Fund; and**
- 3. Authorize the City Manager to purchase Woodvale Water, Inc. for the sum of \$41,000.00; and**
- 4. Authorize the acceptance and recording of the appropriate instruments.**

It was the consensus of the City Council that the recommendation be adopted.

**P-9289
Purchase
Agreement for
the Grounds
Maintenance**

There was presented Mayor and Council Communication No. P-9289 from the City Manager recommending that the City Council authorize a purchase agreement with Montague County Individual Development Corporation through the Texas Industries for the Blind and Handicapped to provide grounds maintenance services for the Parks and Community Services Department with payment due 30 days from the date of invoice and authorize this agreement to begin February 13, 2001, and end February 12, 2002. It was the consensus of the City Council that the recommendation be adopted.

**L-12990
Authorize
Acquisition of
Properties for
the Meacham
International
Airport
Mitigation
Program**

There was presented Mayor and Council Communication No. L-12990 from the City Manager recommending that the City Council authorize the acquisition of seven single-family residences from the individual owners in conjunction with the Meacham International Airport Mitigation Program, find that the prices offered in the total amount of \$350,000.00 is just compensation for the acquisition of the properties, and authorize the acceptance and recording of the appropriate instruments. It was the consensus of the City Council that the recommendation be adopted.

**L-12991
Authorize Sale
of Tax
Foreclosure
Property**

There was presented Mayor and Council Communication No. L-12991 from the City Manager recommending that the City Council approve the sale of surplus tax foreclosure properties described as Lot 13, Block 75; Lot 15, Blocks 80 and 98; Lot 10, Blocks 99 and 107; and Lot 2, Block 106, Polytechnic Heights Addition, to Neighborhood Housing Services of Fort Worth, Inc. in accordance with Ordinance No. 13533; and authorize the City Manager to execute the appropriate deeds conveying the properties to Neighborhood Housing Services of Fort Worth, Inc., and record the necessary documents. It was the consensus of the City Council that the recommendation be adopted.

**L-12992
Release One
Water Line
Easement**

There was presented Mayor and Council Communication No. L-12992 from the City Manager recommending that the City Council release and abandon 3.28 feet of the 25-foot wide water line easement dedicated to the City of Fort Worth by Hillwood/2500, Ltd., Tarrant County, Texas. It was the consensus of the City Council that the recommendation be adopted.

**L-12993
Lease Space at
3101 Avenue J**

There was presented Mayor and Council Communication No. L-12993 from the City Manager recommending that the City Council authorize the City Manager to execute a lease of approximately 300 square feet of office space located at 3101 Avenue J, with United Community Centers to be used by East Division police officers at a cost of \$1.00 per year and approve the lease term of one year beginning January 1, 2001, and expiring December 31, 2001, with five options to renew for one year each. It was the consensus of the City Council that the recommendation be adopted.

**L-12994
Accept Land
Dedication**

There was presented Mayor and Council Communication No. L-12994 from the City Manager recommending that the City Council accept the park dedication of 0.454 acres of land situated in the Z. D. Davis Survey, Abstract No. 1888, City of Fort Worth, Tarrant County, Texas being a part of 20.678 acres of land deeded to Lost Spurs Development Company, Inc., for the Lost Creek Ranch West subdivision. Council Member Lane made a motion, seconded by Council Member Moss, that the recommendation be adopted. The motion carried unanimously.

**L-12995
Accept Land
Dedication**

There was presented Mayor and Council Communication No. L-12995 from the City Manager recommending that the City Council accept the park dedication of 17.831 acres of land described as Lot 14, Block 23, Abstract No. 265, Jose Chirino Survey, and Abstract No. 649, William Huff Survey – 11.033 acres, and Lot 30, Block 29, Abstract No. 265, Jose Chirino Survey – 6.798 acres, located north of Keller-Hicks Road, west of US Highway 377, south of Caylor Road West and east of Caylor Road North, City of Fort Worth, Tarrant County, Texas that will serve Woodland Springs. Council Member Haskin made a motion, seconded by Council Member Picht, that the recommendation be adopted. The motion carried unanimously.

- C-18451
APAC-Texas,
Inc.** There was presented Mayor and Council Communication No. C-18451 from the City Manager recommending that the City Council authorize the City Manager to execute a contract with APAC-Texas, Inc. in the amount of \$1,159,777.08 for 65 working days for hot mix asphalt concrete Surface Overlay 2000-13 at various locations. It was the consensus of the City Council that the recommendation be adopted.
- C-18452
RPGA Design
Group, Inc.** There was presented Mayor and Council Communication No. C-18452 from the City Manager recommending that the City Council authorize the City Manager to execute an agreement with RPGA Design Group, Inc. for a fee of \$132,405.00 for the design of Fire Station No. 39 to be constructed at Bryant Irvin Road and Oakmont Boulevard. It was the consensus of the City Council that the recommendation be adopted.
- C-18453
Komatsu
Architecture,
Inc.** There was presented Mayor and Council Communication No. C-18453 from the City Manager recommending that the City Council authorize the City Manager to execute an agreement with Komatsu Architecture, Inc. for a fee of \$202,828.00 including special services and expenses for the design of Fire Station No. 8.
- Council Member Davis asked that staff contact Komatsu Architecture, Inc. representatives and request they meet with the residents in the neighborhood to address any concerns relative to this structure. She made a motion, seconded by Council Member Lane, that the recommendation be adopted. The motion carried unanimously.
- C-18454
Ed A. Wilson,
Inc.** There was presented Mayor and Council Communication No. C-18454 from the City Manager recommending that the City Council authorize the City Manager to execute a contract with Ed A. Wilson, Inc. in the amount of \$100,327.90 and 45 working days for Capital Improvement Program Intersection Improvements on Henderson Street from Pennsylvania Avenue to West Rosedale Street. It was the consensus of the City Council that the recommendation be adopted.
- C-18455
Continued Until
February 27,
2001** There was presented Mayor and Council Communication No. C-18455 from the City Manager recommending that the City Council:
1. Authorize the City Manager to transfer \$232,894.00 from the

Water and Sewer Operating Fund to the Water Capital Project Fund in the amount of \$202,082.00 and the Sewer Capital Project Fund in the amount of \$30,812.00; and

2. Adopt a proposed appropriation ordinance increasing the estimated receipts and appropriations in the Water Capital Project Fund in the amount of \$202,082.00 and in the Sewer Capital Project Fund in the amount of \$30,812.00 from available funds for the purpose of funding a contract with McClendon Construction Company, Inc. for pavement reconstruction and water and sanitary sewer replacements on Lipscomb Street (Magnolia to Ingram), Lipscomb (Magnolia to Jessamine), West Cantey Street (5th to College); West Lowden Street (Adams to Hemphill), and South Adams Street (West Jessamine to Elizabeth); and
3. Authorize the City Manager to execute a contract with McClendon Construction Company, Inc. in the amount of \$1,091,325.75 for pavement reconstruction and water and sanitary sewer replacements on Lipscomb Street (Magnolia to Ingram), Lipscomb Street (Magnolia to Jessamine), West Cantey Street (5th to College); West Lowden Street (Adams to Hemphill), and South Adams Street (West Jessamine to Elizabeth).

Council Member Davis made a motion, seconded by Mayor Pro tempore McCloud, that this issue be continued until February 27, 2001 to allow her time to meet with staff and the neighborhood representatives to discuss construction in this area. The motion carried unanimously.

**C-18456
Dunaway and
Associates, Inc.**

There was presented Mayor and Council Communication No. C-18456 from the City Manager recommending that the City Council authorize the City Manager to execute an engineering agreement with Dunaway and Associates, Inc. in the amount of \$509,997.13 for the Sanitary Sewer Main 1-I-1 Condition Assessment and Drainage Area Evaluation Study. It was the consensus of the City Council that the recommendation be adopted.

**C-18457
Ord. # 14516
Conatser
Construction,
Inc.**

There was presented Mayor and Council Communication No. C-18457 from the City Manager recommending that the City Council:

1. Authorize the transfer of \$298,768.00 from the Water Operating Fund to the Water Capital Project Fund; and

- 2. Adopt Appropriation Ordinance No. 14516 increasing the estimated receipts and appropriations in the Water Capital Project Fund in the amount of \$298,768.00 from available funds for the purpose of funding a contract with Conatser Construction, Inc. for Water Replacement Contract 99II; and**
- 3. Authorize the City Manager to execute a contract with Conatser Construction, Inc. in the amount of \$265,571.00 and 60 working days for Water Replacement Contract 99II.**

Council Member Davis made a motion, seconded by Mayor Pro tempore McCloud, that the recommendation be adopted. The motion carried unanimously.

**C-18458
Bracy Williams
& Company**

There was presented Mayor and Council Communication No. C-18458 from the City Manager recommending that City Council authorize the City Manager to enter into a Federal Consultant Contract with Bracy Williams & Company for three months beginning retroactively to February 1, 2001, and ending April 30, 2001, for an amount not to exceed \$48,351.00.

Council Member Silcox expressed concerns relative to the length of time the City had utilized this company for consulting services. Mayor Barr responded by stating that the contract was being extended to allow the City to pursue a search for other consulting firms.

Mayor Pro tempore McCloud made a motion, seconded by Council Member Lane, that the recommendation be adopted. The motion carried unanimously.

**Z-00-103
Continued Until
March 20, 2001**

It appeared that the City Council at its meeting of December 19, 2001, continued the hearing of the application of Texas Housing & Economic Resources by H. Dennis Hopkins for a change in zoning of property located in the 4900 Block of Glen Eden from "C" Multi-Family and "F" Commercial to "A-5" One-Family, Zoning Docket No. Z-00-103. Mayor Pro tempore McCloud made a motion, seconded by Council Member Davis, that the recommendation be continued until March 20, 2001. The motion carried unanimously.

**Z-00-135
Approved**

It appeared that the City Council at its meeting of January 9, 2001, continued the hearing of the application of Quadrant North, LP &

Lazy, Inc. by Carter & Burgess for a change in zoning of property located at the Northwest Corner of North Tarrant Parkway and Southwest Park Vista Boulevard from "C" Multi-Family, "FR" Restricted Commercial, "E" Commercial and "R1" Residential to "A-5" One-Family, "C" Multi-Family and "CF" Community Facilities, Zoning Docket No. Z-00-135.

Council Member Haskin requested that Mr. Hopkins brief the Council on the zoning change and development of this area.

H. Dennis
Hopkins

Mr. H. Dennis Hopkins, 6850 Manhattan Blvd. #406, representing the developer, appeared before Council and provided a description of the area as it was currently zoned, the requested zoning change, and the planned development if the zoning change was approved. He added that the zoning change provided the benefit of a reduction of multi-family units, population, and vehicle traffic and respectfully requested Council approval of the change.

Council Member Haskin stated that the development did not comply with the Comprehensive Plan and requested that Council either deny the request for a change in zoning and have the developer return to Council with plans that complied with the Comprehensive Plan, or to return the case to the City Zoning Commission for correction.

Mr. Hopkins stated that this case had been continued on two previous occasions and that the contractor had attempted to satisfy all the requirements of the Comprehensive Plan. He added that the requested change was a reduction in the amount of land currently zoned for multi-family dwelling units and a reconfiguration of the current zoning boundaries would allow for a park to abut the single-family on the north, and across from the single-family on the east side.

Mr. Jesse Torres, representing the Planning Department, appeared before Council and provided clarification of the zoning change. He added that the minor adjustment accommodated reconfiguration of "C" Multi-Family zoning.

Council Member Haskin made a motion, seconded by Council Member Davis, that the application be returned to the City Zoning Commission for correction.

Donald
Silverman

Mr. Donald Silverman, a managing principle for the development, appeared before Council and stated that the requested change was

a much better use of the area. He added that if the requested zoning change was denied that the area would be developed as it was currently zoned.

The motion failed by the following vote:

AYES: Council Members Lane, Haskin, and Davis

NOES: Mayor Barr; Mayor Pro tempore McCloud;
Council Members Silcox, Moss, Picht, and
Wentworth

ABSENT: None

Council Member Silcox made a motion, seconded by Council Member Moss, to approve the application of Quadrant North, LP & Lazy, Inc. by Carter & Burgess for a change in zoning of property located at the Northwest Corner of North Tarrant Parkway and Southwest Park Vista Boulevard from "C" Multi-Family, "FR" Restricted Commercial, "E" Commercial and "R1" Residential to "A-5" One-Family, "C" Multi-Family and "CF" Community Facilities, Zoning Docket No. Z-00-135.

Council Member Haskin made a substitute motion, seconded by Council Member Davis, to deny the application of Quadrant North, LP & Lazy, Inc., Zoning Docket No. Z-00-135 without prejudice. The motion failed by the following vote:

AYES: Mayor Pro tempore McCloud; Council Members
Haskin, and Davis

NOES: Mayor Barr; Council Members Lane, Silcox,
Moss, Picht, and Wentworth

ABSENT: None

Mr. Silcox's motion carried by the following vote:

AYES: Mayor Barr; Mayor Pro tempore McCloud;
Council Members Lane, Silcox, Moss, Picht,
Wentworth and Davis

NOES: Council Member Haskin

ABSENT: None

Z-00-159
Continued Until
March 20, 2001

It appeared that the City Council at its meeting of January 9, 2001, continued the hearing of the application of C & G Development Partners by H. Dennis Hopkins for a change in zoning of property located at the Northeast Corner of Alta Vista Road/Keller Haslet from Unzoned to "A-5" One-Family and "A-7.5" One-Family, Zoning Docket No. Z-00-159. Council Member Lane made a motion, seconded by Council Member Moss, that the hearing be continued until March 20, 2001.

Council Member Davis informed Council that she had a conflict of interest with this case, that she would file a Conflict of Interest Affidavit with the City Secretary, and would abstain from voting on this issue.

The motion carried by the following vote:

AYES: Mayor Barr; Mayor Pro tempore McCloud;
Council Members Lane, Silcox, Haskin,
Moss, Picht, and Wentworth

NOES: None

ABSENT: None

NOT VOTING: Council Member Davis

It appeared to the City Council that Resolution No. 2699 was adopted on January 9, 2001, setting today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896, and that notice of the hearing had been given by publication in the Commercial Recorder, the official newspaper of the City of Fort Worth, on January 24, 2001. Mayor Barr asked if there was anyone present desiring to be heard.

Z-00-129
SP-01-001
Approved

Council Member Haskin stated that she had met with the neighborhood association and asked that the applicant respond to their concerns relative to appearance and maintenance of the landscaping and property.

Yasin Ali Master

Mr. Yasin Ali Master, 10330 Harry Hines Blvd., and his brother, Mahboov Ali Master, appeared before Council and stated that they

had met with the Ryanwood Neighborhood Association. He assured them that the building's exterior would remain white, that although an automatic irrigation system would not be installed the landscaping would be watered frequently and in place prior to the Certificate of Occupancy being issued and that tire repair and storage of vehicles would not occur at the location.

Council Member Haskin made a motion, seconded by Mayor Pro tempore McCloud, that the application of Yasin Ali Master for a change in zoning of property located at 1717 East Loop 820 from "PD-156" Planned Development/Specific Use for all uses in "E" Commercial plus outdoor auto detailing and cellular phone installation to "PD/SU" Planned Development/Specific Use for all uses in "E" Commercial plus tire sales and service, Zoning Docket No. Z-00-129 and Site Plan No. SP-01-001, be approved. The motion carried unanimously.

**Z-00-142
Approved
Tract A & B
Hady Aghili**

Mr. Hady Aghili, 514 Fox Glenn, Southlake, Texas, appeared before Council and informed Council that he had addressed all the concerns from residents of the neighborhood relative to leaks, gasoline spillage, and light design. He added that he had entered into a contract with the neighborhood relative to the development of the property.

Clyde Jordan

Mr. Clyde Jordan, 6325 Cahoba Drive, appeared before Council and stated that development around Lake Worth was a delicate and difficult matter. He added that Mr. Aghili was very responsive to their concerns.

Council Member Wentworth made a motion, seconded by Council Member Silcox, that the application of Hady Aghili and Jerry L. Barton for a change in zoning of property located in Tract A and B of the 7000 Block of Cahoba Drive from "A-5" One-Family to "F" Commercial, Zoning Docket No. Z-00-142, be approved. The motion carried unanimously.

**Z-00-142
Tract C
Denied Without
Prejudice**

Council Member Wentworth made a motion, seconded by Council Member Silcox, that the application of Hady Aghili and Jerry L. Barton for a change in zoning of property located in Tract C of the 7000 Block of Cahoba Drive from "A-5" One-Family to "F" Commercial, Zoning Docket No. Z-00-142, be denied without prejudice. The motion carried unanimously.

**Z-00-143
Approved**

Council Member Wentworth made a motion, seconded by Council Member Silcox, that the application of Marshall Tillman for a change in zoning of property located at 3600 Crestline Road and 3601 Watonga Avenue from “C” Multi-Family to “PD/SU” Planned Development/Specific Use for the following specific uses, Zoning Docket No. Z-00-143, be approved.

- 1. Museum or Cultural Facility**
- 2. Professional Offices**
- 3. Antique Shop**
- 4. Book, Stationery Store**
- 5. Clothing/Wearing Apparel Store**
- 6. Furniture Sales, New in a Building**
- 7. Photograph/Portrait or Camera Shop**
- 8. Retail Sales/Jewelry/Art**
- 9. Studio/Art Photography**

and approval shall be subject to the following as shown in the case file on record in the Development Department:

- 1. Provision of a 2’ high brick wall with up to 3’ high wrought iron fence, along Montgomery Street (height not to exceed 4’ on Crestline Road and Watonga Street) with brick/rock painted the same color as the buildings; and**
- 2. Provide a 6’ Cedar Wooden Fence along the west property line; and**
- 3. Provide a 4’ high masonry metal rail wall along the frontage of lot 8 and on the west property line within the required front yard; and**
- 4. Entry off Montgomery Street and Exit on Crestline Road, with T.P.W. approval; and**
- 5. No vehicle access along Watonga Street; and**
- 6. Landscaping islands as indicated; and**
- 7. Provision of trees within the Montgomery Street ROW subject to City Forester approval.**

The motion carried unanimously.

**Z-00-163
Ord. # 14517
Text
Amendment
Approved**

It appeared to the City Council that Resolution No. 2699 was adopted on January 9, 2001 setting today as the date for the hearing in connection with Zoning Docket No. Z-00-163, Text Amendment establishing regulations concerning permitted sizes for attached on-premises signs. Mayor Barr asked if there was anyone desiring to be heard.

There being no one else desiring to be heard in connection with the Text Amendment establishing regulations concerning permitted sizes for attached on-premises signs, Council Member Haskin made a motion, seconded by Mayor Pro tempore McCloud, that Zoning Docket No. Z-00-163 be adopted and that the following ordinance be approved:

ORDINANCE NO. 14517

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH, ESTABLISHING REGULATIONS CONCERNING PERMITTED SIZES FOR ATTACHED ON-PREMISES SIGNS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

In response to Council Member Silcox's question regarding if the Board of Adjustment would still be allowed to grant exceptions to the limitations of the 500 square feet, the answer was the Board could continue to grant such exceptions.

The motion carried unanimously.

**Z-00-165
Approved**

Council Member Haskin made a motion, seconded by Council Member Picht, that the application of Hillwood Development Corp. by Carter & Burgess for a change in zoning of property located in the 10200-10300 Blocks of Old Denton Road from "Unzoned" to "J" Medium Industrial, Zoning Docket No. Z-00-165, be approved. The motion carried unanimously.

**Z-01-001
Approved**

Council Member Davis recommended that the zoning be changed to "PD/SU" Planned Development/Specific Use which permitted the sale of wine and beer at the restaurant, but would prevent a liquor

store or pawn shop from operating at this location should the business not succeed. She asked the applicant of the property to respond.

M. D. Saldaña **Mr. M. D. Saldaña, 1220 Crockett Drive, Burleson, Texas, representing the applicant, stated that he did not object to Ms. Davis' recommended change to PD/SU zoning.**

Council Member Davis made a motion, seconded by Mayor Pro tempore McCloud, that the application of Dave Beckman by Monsels D. Saldaña for a change in zoning of property located at 1175 East Seminary Drive from "FR" Restricted Commercial to "PD/SU" Planned Development/Specific Use for all uses in "E" Commercial, with the exclusion of a liquor store and pawn shop, Zoning Docket No. Z-01-001, with waiver of site plan recommended, be approved. The motion carried unanimously.

**Z-01-005
Approved** **Council Member Wentworth made a motion, seconded by Council Member Silcox, that the application of Calmont Partners, Ltd. by Dunaway Associates, Inc. for a change in zoning of property located in the 5700 Block of Malvey Avenue and Calmont Avenue (I-30) from "B" Two-Family to "E" Commercial, Zoning Docket No. Z-01-005, be approved. The motion carried unanimously.**

**Z-01-006
Approved** **Council Member Davis asked that the applicant clarify his response to the City Zoning Commission regarding the installation of a screening fence on the property.**

Tim Hammons **Mr. Tim Hammons, 3453 McCart, appeared before Council and stated that he would install a screening fence on the property.**

Council Member Davis made a motion, seconded by Mayor Pro tempore McCloud, that the application of Timothy and Sandra Hammons for a change in zoning of property located at 3461 McCart Avenue from "E" Commercial to "FR" Restricted Commercial, Zoning Docket No. Z-01-006, be approved. The motion carried unanimously.

**Z-00-124
Denied Without
Prejudice** **Council Member Moss made a motion, seconded by Mayor Pro tempore McCloud, that the application of Waterchase Land Partners by H. Dennis Hopkins for a change in zoning of property located in the 8900 Block of Creek Run Road from "F" Commercial to "C" Multi-Family, Zoning Docket No. Z-00-124, be denied without prejudice. The motion carried unanimously.**

**Z-01-004
Denied Without
Prejudice**

Council Member Moss made a motion, seconded by Council Member Silcox, that the application of Casimiro Gutierrez for a change in zoning of property located at 3100 Jimisons Lane from "MH" Mobile Home to "I" Light Industrial, Zoning Docket No. Z-01-004, be denied without prejudice. The motion carried unanimously.

There being no one else present desiring to be heard in connection with recommended changes and amendments to Zoning Ordinance No. 13896, Council Member Moss made a motion, seconded by Council Member Silcox, that the Zoning Hearing be closed and that the following ordinance be adopted:

ORDINANCE NO. 14518

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 13896, AS AMENDED, SAME BEING AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCE AND OTHER PURPOSES, THE HEIGHT, NUMBER OF STORIES AND SIZE OF THE BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, OFF-STREET PARKING AND LOADING, AND THE DENSITY OF POPULATION, AND FOR SUCH PURPOSES DIVIDING THE MUNICIPALITY INTO DISTRICTS AND THE BOUNDARIES THEREOF UPON "DISTRICT MAPS"; PURPOSE AND CONFLICT; PROVIDING CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE.

The motion carried unanimously.

Adjournment

There being no further business, the meeting was adjourned at 8:26 p.m.